

T09N-R01W-30_0000_MCS

LEE UTT
Registered Land Surveyor # S0089, Indiana
Phone (812) 332-6366
1604 S. Henderson St.
Bloomington, Indiana 47401

SURVEYOR'S REPORT

Helen C. Yates
Section 29, Township 9 North, Range 1 West, Monroe County, Indiana.
February 1, 2002

1. In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random error in measurements (theoretical uncertainty).

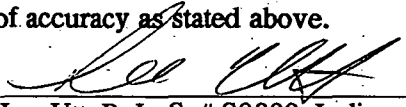
The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey are within the specifications for a Class B survey (0.25 ft.), as defined in IAC864.

The subject tracts are described in a document provided by the client and is recorded in public records.

Control this survey was based on a survey of a 15.03 acre tract in Section 30, Township 9 North, Range 1 West, Monroe County, Indiana, by Edmund Farkas, Indiana R. L. S. # S0114, dated December 22, 1987. Bearings this survey were based on said Farkas survey and were rotated to Farkas' given bearing on the South line of said survey. A railroad spike was found at the Southwest corner of said tract and 5/8 inch iron pins were found at the Southeast corner of said tract and on it's Easterly line. A railroad spike was set at the Northeast corner of Section 30, Township 9 North, Range 1 West, and it's position is supported by found monumentation from the aforesaid Farkas survey. A railroad spike was found North, 3.20 feet and East, 3.13 feet of said set railroad spike and was not accepted as the Section corner. A 5/8 inch iron pin was found marking the Northwest corner of the Northeast quarter of said Section 30. A railroad spike was found marking the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 30.

Monuments were either found or set as shown on the plat of survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners are compatible with the standard of accuracy as stated above.


Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401



Legal Description: Tract # 1

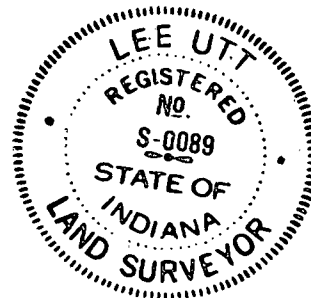
Helen C. Yates

A part of the Northwest quarter of the Northwest quarter of Section 29, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set railroad spike in Hunter Valley Road at the Northwest corner of said Northwest quarter of the Northwest quarter; thence from said point of beginning and with the West line of said Northwest quarter of the Northwest quarter and running South 00 degrees 22 minutes 30 seconds East for 803.35 feet and to a point; thence leaving said West line and running North 89 degrees 44 minutes 23 seconds East for 390.01 feet and to a set 5/8 inch iron pin on the Westerly right of way line of State Road # 37, passing a set 5/8 inch iron pin at 15.00 feet; thence with said right of way line and running North 07 degrees 07 minutes 31 seconds East for 10.18 feet and to a set 5/8 inch iron pin; thence North 12 degrees 45 minutes 44 seconds East for 203.04 feet and to a set 5/8 inch iron pin; thence North 02 degrees 50 minutes 10 seconds East for 250.00 feet and to a set 5/8 inch iron pin; thence North 61 degrees 41 minutes 52 seconds West for 69.05 feet and to a set 5/8 inch iron pin; thence on a curve to the right and in a Northwesterly direction, said curve having a radius of 376.48 feet for an arc distance of 344.46 feet and to a set 5/8 inch iron pin, said last described course having a chord bearing of North 40 degrees 57 minutes 10 seconds West and a chord distance of 332.57 feet; thence North 70 degrees 46 minutes 45 seconds West for 126.41 feet and to a set 5/8 inch iron pin; thence North 00 degrees 14 minutes 10 seconds East for 18.00 feet and to a set railroad spike in Hunter Valley Road on the North line of said Northwest quarter of the Northwest quarter; thence leaving said right of way line and with said North line and running North 89 degrees 46 minutes 44 seconds West for 55.69 feet and to the point of beginning. Containing 6.4112 acres, more or less.

Subject to, all legal easements and rights of ways of record.



Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
February 1, 2002



Legal Description: Tract # 2

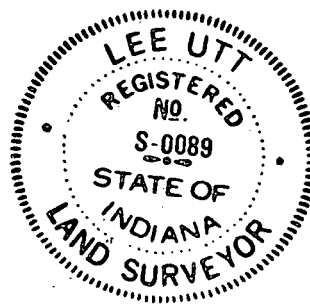
Helen C. Yates

A part of the Northeast quarter of the Northeast quarter of Section 30, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set railroad spike in Hunter Valley Road at the Northeast corner of said Northeast quarter of the Northeast quarter; thence from said point of beginning and with the East line of said Northeast quarter of the Northeast quarter and running South 00 degrees 22 minutes 30 seconds East for 803.35 feet and to a point; thence leaving said East line and running South 89 degrees 44 minutes 23 seconds West for 377.25 feet and to a found 5/8 inch iron pin; thence North 07 degrees 46 minutes 06 seconds West for 434.01 feet, passing a found 5/8 inch iron pin at 412.02 feet; thence North 09 degrees 18 minutes 38 seconds West for 377.74 feet and to a set railroad spike in Hunter Valley Road on the North line of said Northeast quarter of the Northeast quarter; thence with said North line and running North 89 degrees 44 minutes 11 seconds East for 491.77 feet and to the point of beginning. Containing 7.9626 acres, more or less.

Subject to, all legal easements and rights of ways of record.



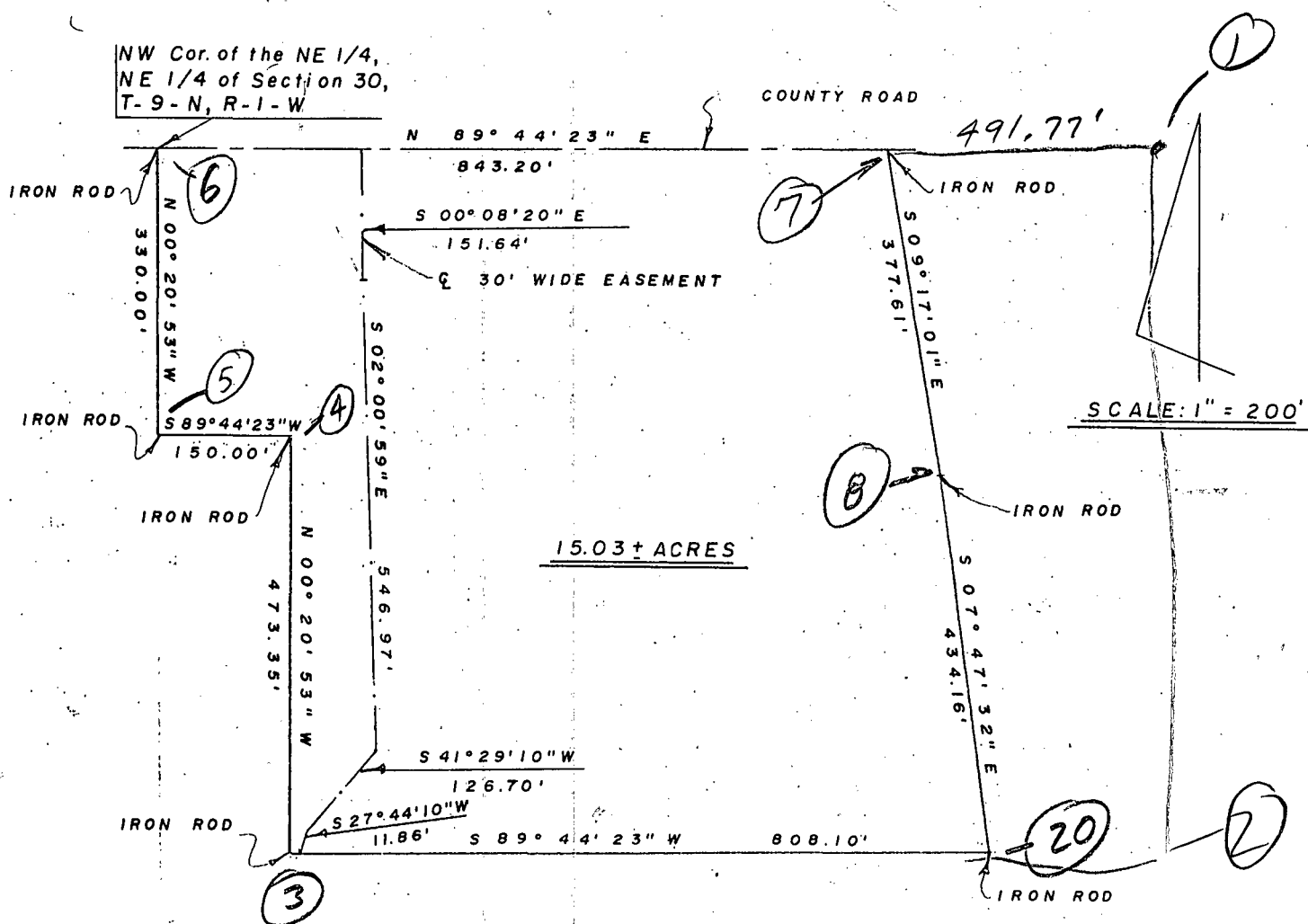
Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
February 1, 2002



TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent a land survey completed under my supervision on December 22, 1987; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

A part of the Northeast Quarter of the Northeast Quarter of Section Thirty (30), Township Nine (9) North, Range One (1) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section, thence along the North line of said Quarter Quarter Section and along a county road North Eighty-nine (89) Degrees, Forty-four (44) Minutes, Twenty-three (23) Seconds East 843.20 feet, thence leaving said North line and said county road South Nine (09) Degrees, Seventeen (17) Minutes, One (01) Second East 377.61 feet, thence South Seven (07) Degrees, Forty-seven (47) Minutes, Thirty-two (32) Seconds East 434.16 feet, thence South Eighty-nine (89) Degrees, Forty-four (44) Minutes, Twenty-three (23) Seconds West 808.10 feet to the East line of a 1.5± acre exception, thence along said East line North Zero (00) Degrees, Twenty (20) Minutes, Fifty-three (53) Seconds West 473.35 feet to the Northeast corner of said exception, thence leaving said East line and along the North line of said 1.5± acre exception South Eighty-nine (89) Degrees, Forty-four (44) Minutes, Twenty-three (23) Seconds West 150.00 feet to the West line of said Quarter Quarter Section, thence leaving said North line and along said West line North Zero (00) Degrees, Twenty (20) Minutes, Fifty-three (53) Seconds West 330.00 feet to the point of beginning.

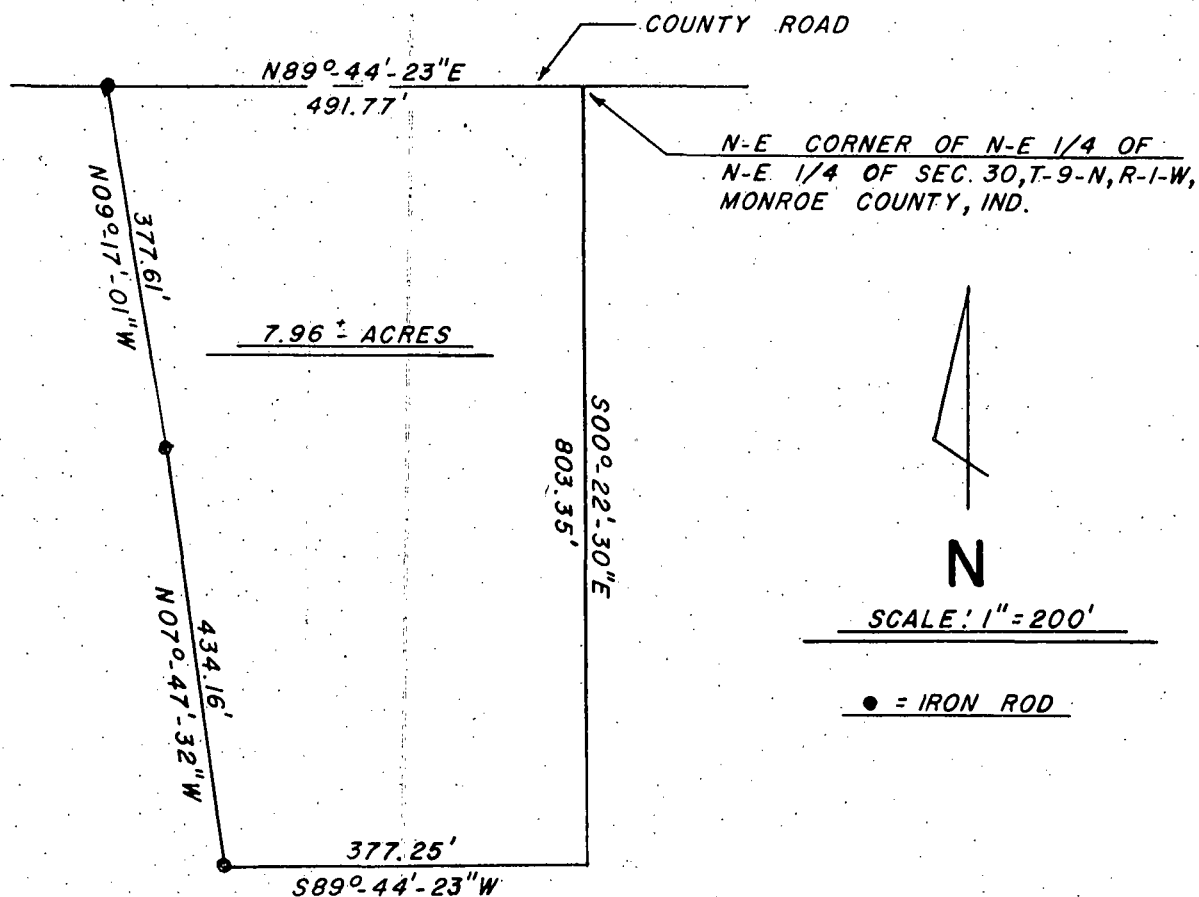
Containing 15.03 acres, more or less.

SUBJECT TO: an easement - see Exhibit A.

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent a land survey completed under my supervision on July 22nd, 1988; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

A part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 9 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Northeast corner of said Quarter Quarter Section; thence from said point of beginning and with the East line of said Quarter Quarter Section South 00°-22'-30" East 803.35 feet; thence leaving said East line South 89°-44'-23" West 377.25 feet; thence North 07°-47'-32" West 434.16 feet; thence North 09°-17'-01" West 377.61 feet and to a County Road; thence with said County Road North 89°-44'-23" East 491.77 feet and to the point of beginning. Containing 7.96 Acres, more or less.

PT OF BEGINNING
496.89 N, 667.72 E
SW CORNER, NW 1/4,
SEC 30, T9N, R1W

FILED

AUG 8 1979

John W. Davis
Auditor Monroe County, Indiana

1.09 ACRES

N
SCALE 1" = 100'

S 35° 45' 51" W
246.68
S 06° 06' 51" W
50.42
S 31° 09' 22" W
40.34
S 41° 47' W
83.71
11.63
S 34° E

Raymond Graham
Raymond Graham
R.P.E. 8409 Indiana
3215 N. Smith Pike
Bloomington, Indiana
June 26, 1979



Description:

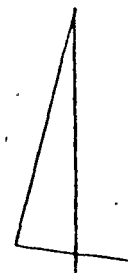
A part of the Southwest quarter of the Northwest quarter of Section 30, Township 9 North, Range 1 West, in Monroe County, Indiana, Bounded and described as follows;
Beginning at a point that is 496.89 feet North and 667.72 feet East of the Southwest corner of the said Northwest quarter of said Section 30; thence South 35 degrees 45 minutes 51 seconds West for a distance of 246.68 feet; thence South 06 degrees 06 minutes 51 seconds West for a distance of 50.42 feet; thence South 31 degrees 09 minutes 22 seconds West for a distance of 40.34 feet; thence South 41 degrees 47 minutes West for a distance of 83.71 feet and to the center line of Woodyard Road; thence South 34 degrees East over and along the center line of said road for a distance of 11.63 feet; thence North 57 degrees 45 minutes East for a distance of 439.26 feet; thence North 3 degrees 30 minutes West for a distance of 50.0 feet; thence North 64 degrees West for a distance of 165.0 feet and to the point of beginning. Containing in all 1.09 acres more or less.
Subject to a 25.0 foot right-of-way off the center line of said county road.

TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

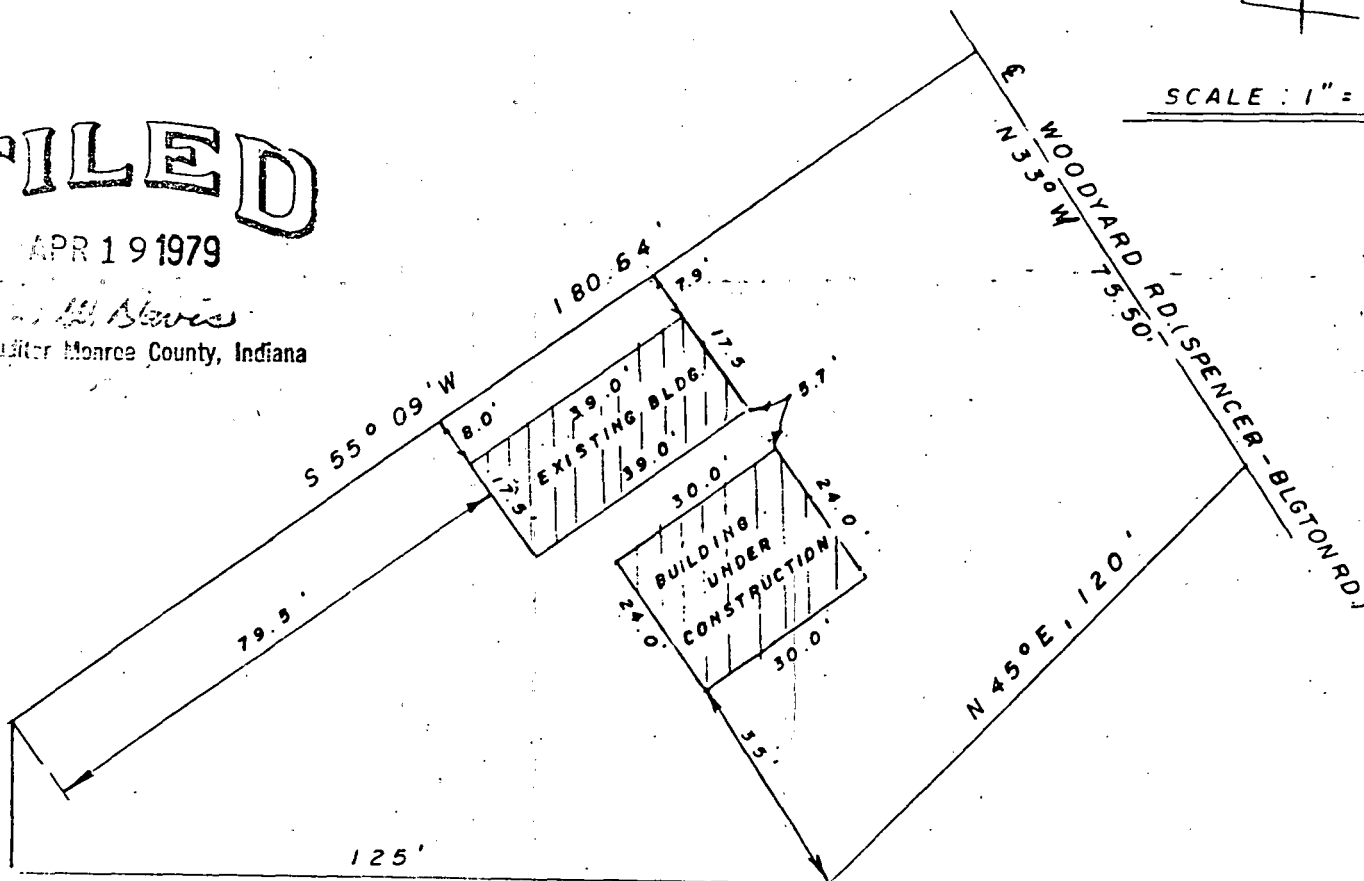


SCALE: 1" = 30'

FILED

APR 19 1979

Edmund O. Farkas
Auditor Monroe County, Indiana



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent an improvement survey completed by me on June 24, 1977; that all improvements on said surveyed property do not encroach upon adjacent properties nor are there any encroachments upon said surveyed property by adjacent properties.

Edmund O. Farkas
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. 50124

A part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Northwest corner of Paul Walcott's lot, thence 12 feet East to a point which is the real beginning; thence East 125 feet, thence North Forty-five (45) Degrees East 120 feet to the center of the Bloomington and Spencer (Woodyard) Road, thence in a Northwesterly direction in the center of said Road 255.5 feet, thence South Forty-five (45) Degrees West 71 feet, thence South 233 feet to the real point of beginning.

Containing 0.82 acres, more or less.

EXCEPTION THEREFROM a part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 1 West, bounded and described as follows:

Beginning at a point 179.0 feet North and 125.0 feet East of the Southwest corner of said Quarter Quarter, thence North 204.0 feet, then North Forty-five (45) Degrees East 71.0 feet and to the center of Woodyard Road, thence running South Thirty-three (33) Degrees East along the center of said Road 180.0 feet, thence leaving said Road South Fifty-five (55) Degrees and Nine (09) Minutes West 180.64 feet to the place of beginning.

Containing 0.49 acres, more or less.

Sec 30-9-1W

Flake

S-9-79 Blm. Map

Flake, Volume 2

Section 30

FILED

AUG 1978

John W. Davis

Auditor Monroe County, Indiana

LET 3.21 N, 541.89 E
SW CORNER, NW 1/4
SEC 30, T9N, R1W



SCALE 1" = 60'

1.19 ACRES

S33°W
340.0'

N64°W
140.0'
N35°E 45'-51"E
246.68'

Raymond Graham

Raymond Graham

R.P.E. 8409 Indiana

3215 N. Smith Pike

Bloomington, Indiana

June 26, 1979

N06°06'51"E

N31°09'22"E

N41°47'E

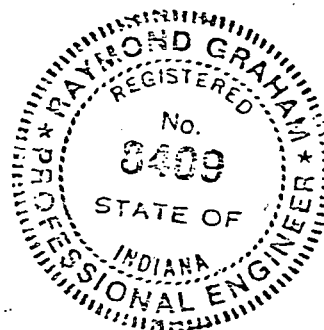
125' P.M.

137.87'

S34°E

WOODYARD RD.

COMMON DRIVE



Description:

A part of the Southwest quarter of the Northwest quarter of Section 30, Township 9 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows:

Beginning at a point that is 558.26 feet North and 541.89 feet East of the Southwest corner of the said Northwest quarter of said Section 30; thence South 33 degrees West for a distance of 340.0 feet and to the center line of Woodyard Road; thence South 40 degrees East over and along the center line of said Woodyard Road for a distance of 12.0 feet; thence South 34 degrees East and continuing over and along the centerline of the said road for a distance of 137.87 feet; thence North 41 degrees 47 minutes East for a distance of 83.71 feet; thence North 31 degrees 09 minutes 22 seconds East for a distance of 40.34 feet; thence North 06 degrees 06 minutes 51 seconds East for a distance of 50.42 feet; thence North 35 degrees 45 minutes 51 seconds East for a distance of 246.63 feet; thence North 64 degrees West for a distance of 140.0 feet and to the point of beginning. Containing in all 1.19 acres more or less.

[illegible]

ALPHAVIRUS CERTIFICATION

THE SIGNATURE AND INFORMATION UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THE SIGNATUREY'S KNOWLEDGE, BELIEVES TO BE TRUE AND CORRECT, AND NOT BE IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS, RULES OR REGULATIONS.

DATED SEPTEMBER 16, 2011

AMB

TERRY B. HORNDAKE
REGISTERED LAND ALPHAVIRUS NO. 10000007
STATE OF NEWHAM

I, , UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TRULY AND HONESTLY MADE TO PROTECT EACH SOCIAL SECURITY NUMBER, UNLESS RECOVERED BY LAW. (FOOD FOR THOUGHT)

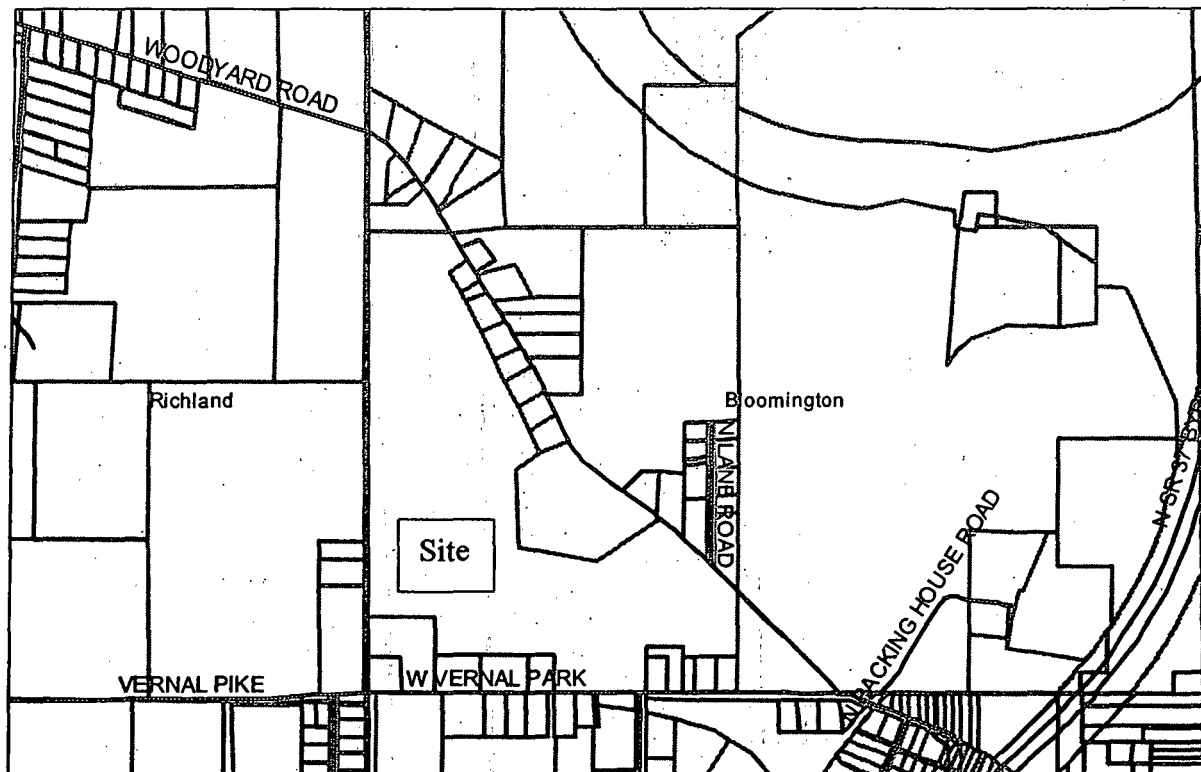
COLLECTOR AND BUREAU FILE
NOVEMBER 13, 1974

7000 W. BOREMAN
REGISTERED
LS2120002
OFFICE OF
THE
LAND SURVEYOR
IDAHO

COPIES FORWARDED TO THIS

STATE

UNITED STATES OF AMERICA



Cowden Park
Preliminary Plat
 Petition No: 0505-SPP-07
Location Map

September 2005

Not to Scale

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Monroe County be liable to the recipient or any other party for damages arising out of the use or inability to use these materials. This agreement shall be governed by the law of Indiana, where any litigation arising hereunder shall take place. The agreement is the complete and exclusive statement of the agreement between the parties and may be modified only by a written agreement.

000019

NW Corner of the NE 1/4 of Section 30, T9N, R1W Monroe County, Ind.

B.G. Hoadley, Inc.
D.R. 119, Pg. 451
4.23 A±

B.G. Hoadley Quarries, Inc.
D.R. 407, Pg. 438-439
3.00 A±

B.G. Hoadley, Inc.
D.R. 119, Pg. 449
1.50 A±

B.G. Hoadley, Inc.
D.R. 216, Pg. 528
1.12 A±

State of Indiana
2.33 A±

Hunter

Valley

Sec. 19, T9N, R1W
Sec. 30, T9N, R1W

N89°-44'-11"E
491.77'

South 0.36' & West 1.33' of a found 5/8" Iron Pin.
North 0.89' & West 0.89' of a found R.R. Spike

NE Corner of Section 30, T9N, R1W Monroe County, Ind. (South 3.20' & West 3.13' of a found R.R. Spike)

N70°-46'-45"W 126.41'
N89°-46'-44"W 55.69'

N00°-14'-10"E 18.00'
Chord = N40°-57'-10"W 332.57'
Arc Distance = 344.46'
Radius = 376.48'

Sec. 20, T9N, R1W
Sec. 29, T9N, R1W

NW Corner of the NE 1/4 of the NE 1/4 Section 30, T9N, R1W Monroe County, Ind.

Donald W. Francis, Sr.
D.R. 475, Pg. 434-435
1.78 A±

N09°-18'-38"W 377.74'

Tract #2
7.9626 A±

Tract #1
6.4112 A±

State of Indiana
D.R. 209, Pg. 365-372
1.23 A±

Road

State

Scale: 1" = 100'

○ = Found 5/8" Iron Pin
△ = Found R.R. Spike
▲ = Set R.R. Spike
● = Set 5/8" Iron Pin (30" in length)

Helen Catherine Yates
3501 Stoneybrook Blvd.
Bloomington, Ind. 47404
Phone: (812) 339-1323

D.R. Inst. # 2000003456

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached description accurately represents a survey completed by me on February 1, 2002; that all monuments shown thereon actually exist; and that their location, size & type are, to the best of my knowledge, accurately shown.



Lee Utt, R.L.S. #S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
Phone: (812) 332-6366

Donald W. Francis, Sr.
D.R. 485, Pg. 347-348
3.23 A±

N07°-46'-06"W 434.01'

Corner is inside quarry ledge in water

N89°-44'-23"E 808.06'

S89°-44'-23"W 377.25'

N89°-44'-23"E 390.01'

Star Quarry, Inc.
D.R. 359, Pg. 176-179
174.93 A±

Star Quarry, Inc.
D.R. 359, Pg. 176-179
7.16 A±

Sec. 30, T9N, R1W
Sec. 29, T9N, R1W

#37

June 2nd A D 1834

Ran the following
lines and made the following
corners in Section No 3 T 9 R 31
west for David Delap and
Harvey Houston

Length of the line from
the S.W. corner of said Section
to the N.W. corner of the same
319 Poles and $7\frac{1}{2}$ lks witness trees
made at the western $\frac{1}{2}$ mile post
White oak 12 inches in diameter S 43° W $35\frac{1}{2}$ lks
distant

Witness trees made 79 Poles and $20\frac{1}{2}$
links South of the north west corner
of Section No 3. Beech 20 inches
in diameter N 45° E 61 lks distant

Length of the line from the north
west corner of said Section No 3
T 9 R 1 W 315 Poles $10\frac{1}{2}$ links
half 157 Poles $17\frac{3}{4}$ links

Witness trees made at the northern half
mile post of said Section No 3
+ Swamp oak 20 inches in diameter S 67° E $27\frac{1}{2}$ lks distant
" " 24 " " " S 36° W 31 " "

Witness trees made at the center of
Section No 3
Beech 12 inches in diameter N 3° E 21 lks distant
" " " " " S 46° W 12 " "

Length of the line west of center 157
Poles $17\frac{3}{4}$ lks

Length of line north of the center
157 Poles $15\frac{3}{4}$ links

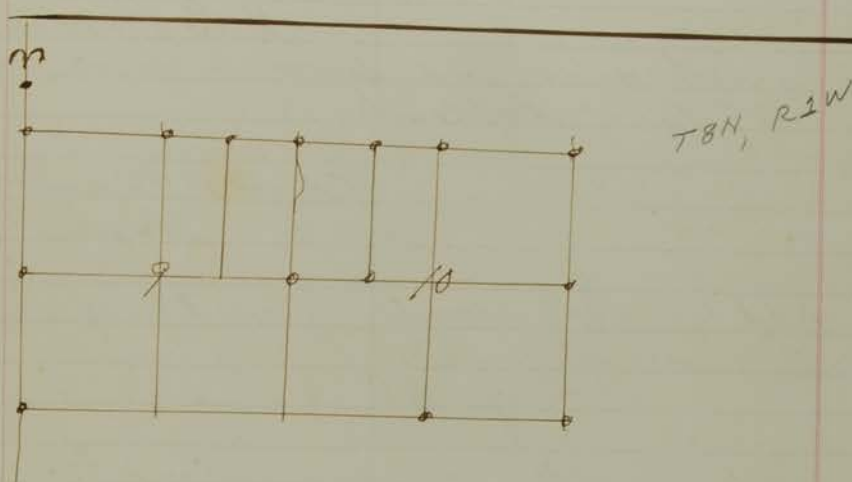
Witness trees made 78 Poles and $22\frac{1}{4}$ links
east of the N.W. corner of Sec 3.
Beech 15 inches in diameter N 84° E 9 lks distant
" 10 " " " S 83° W $15\frac{1}{2}$ " "

Witness trees made at the South east
corner of the north west one fourth
of the north west quarter of Section
No 3 T 9 Range one west
Black walnut 6 inches in diameter S 24° E 109 lks distant

Witness tree made at the center of
Section No 6 T. 9 R. 1 West
Black ash 18 inches in diameter N 38° W 79 1/4 links dist

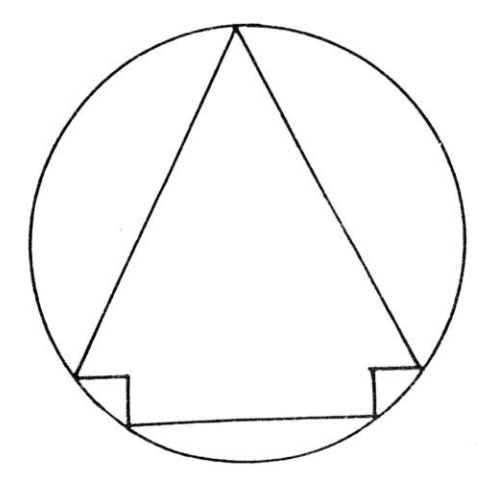
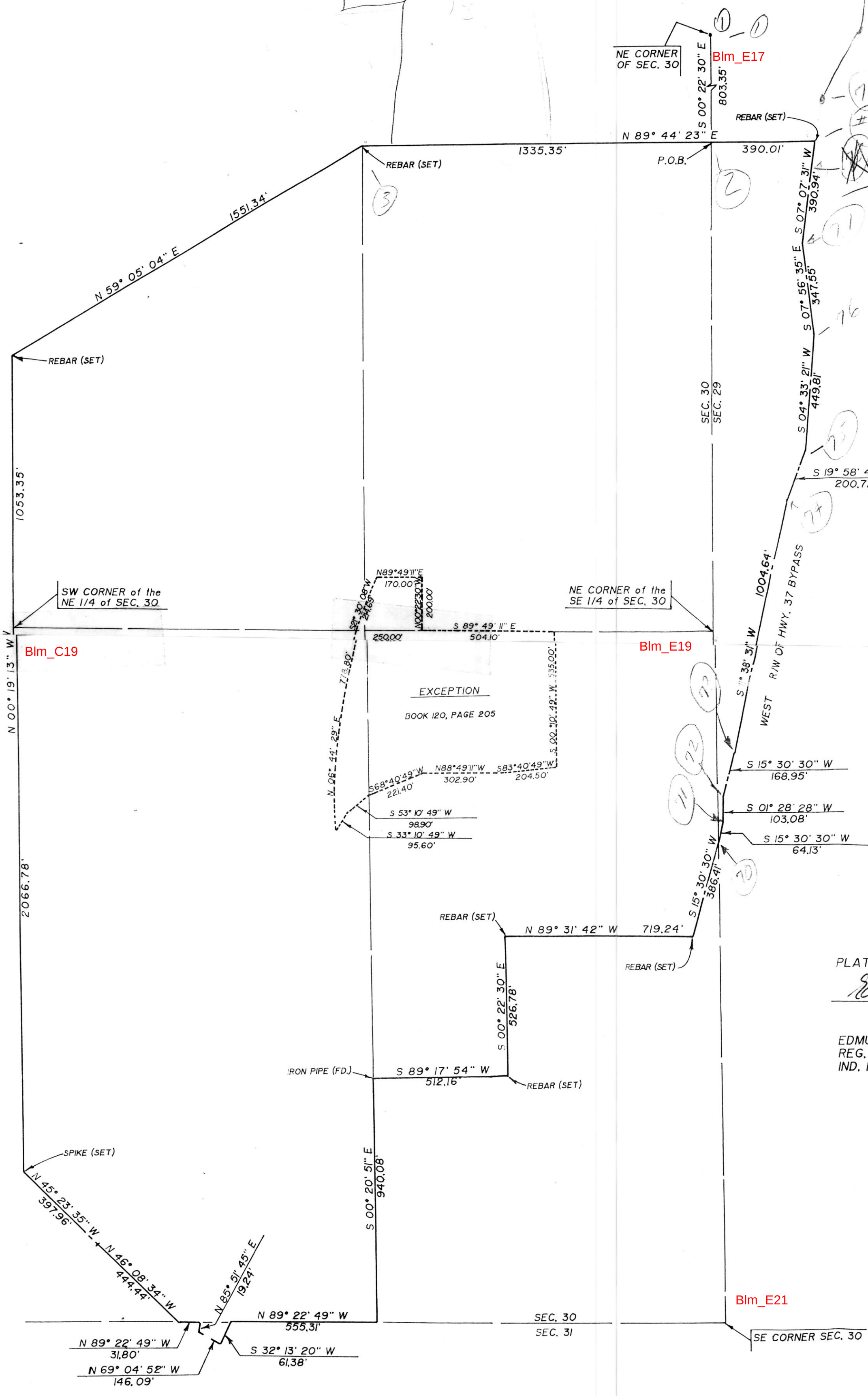
+ Chainbearers Robert Delap and James Delap
By consent of parties

James W. Spencer
Monroe County Surveyor



November 3rd A D 1856
Ran in compliance with
an order of the circuit court for the
county of Monroe State of Indiana
for the benefit of the widow and heirs of
John W. Allen late of Monroe county Indiana
deceased the following lots of land in
Sections Nos 9 and 10 in Township No 8 north
of Range one west and bounded as
follows to wit Lot No 1 beginning at the
North west corner of the east 1/2 of the north east
quarter of Section No 9 Township No 8 north, of Range
No one west witness tree Birch 11 inches in
diameter S 61° E 7 1/2 links distant Sugar 6 inches in
diameter N 68° W 21 1/4 links distant Thence N 84 1/2° E 60 Poles
to a Stone in open ground Thence S 6° E 160 Poles to a
Stake witness tree Birch 20 inches in diameter S 44 1/2° E 12
links distant Thence S 84 1/2° W 60 Poles to a Stake witness
tree Sugar 19 1/2 inches in diameter N 32 1/2° E 45 links dist
Then N 6° West 60 Poles to the beginning
containing Sixty acres

A PART OF
SEC. 29, 30 & 31
T-9-N, R-1-W.
MONROE COUNTY, INDIANA.



SCALE: 1" = 300'

STAR QUARRY SURVEY

0.45 ACRES IN SEC. 31
15.31 ACRES IN SEC. 29
209.37 ACRES IN SEC. 30
TOTAL ACREAGE: 225.13 ACRES ±

PLAT PREPARED BY:
Edmund O. Farkas

EDMUND O. FARKAS
REG. LAND SURVEYOR
IND. REG. NO. 50114

